

TO LET

Office at Harbourmaster's Office, Outer Harbour, Pwllheli
August– 2024



These details do not constitute any part of an offer or contract and should not be relied on as statements or representations of fact. All measurements are approximate. Prospective tenants should verify the measurements and other information which is provided for guidance only.

INTRODUCTION

Applications are invited for the tenancy of office space in the Harbourmaster's Office, Outer Harbour, Pwllheli, Gwynedd, LL53 5AY.

LOCATION

The premises occupies a secluded location in Pwllheli's Outer Harbour in close proximity to various maritime businesses and a short distance from the town centre. The premises can be identified edged red on the attached plans.

DESCRIPTION

The premises is a first floor office located within the multi-occupancy Harbourmaster's Office. The net internal area is 31m² (334ft²) and the office has a fully glazed frontage accessed via a shared terrace which benefits from views over Ceredigion Bay. There are shared toilets.

LEASE

The premises is available on a Business Tenancy for a period of three years. The arrangements will be reviewed at the end of the three-year period and there is no commitment to extend or renew the tenancy beyond the three-year period.

RENT

£2,500 per annum. A rent-free period of three months is offered at the start of the tenancy. The tenant will be invoiced in advance on a quarterly basis. The first quarterly payment will be payable following the end of the rent-free period.

VALUE ADDED TAX

The rent payable is not subject to Value Added Tax.

USE

B1 – Office. Other use would be considered subject to approval and necessary planning consent. All planning enquiries should be directed to Cyngor Gwynedd's Planning Unit on 01766 771 000 or at cynllunio@gwynedd.llyw.cymru.

REPAIRS AND MAINTENANCE

The tenant will be responsible for the internal repair and maintenance of the premises.

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INSURANCE

The tenant will be fully responsible for ensuring they have the following insurance policies and providing copies to the landlord:

- Public Liability Insurance with indemnity to Cyngor Gwynedd in relation to third party rights for damage or loss caused as a result of the tenant's actions or negligence with a policy minimum value of £10,000,000
- Insurance that satisfies the Employers' Liability (Compulsory Insurance) Act 1969 or any other statutory order made under that Act, any amendment or re-enactment of it

ENERGY PERFORMANCE CERTIFICATE

The building's operational rating is A.

SERVICES

It is understood that the premises benefits from mains electricity. Interested parties should seek clarification that service provisions are suitable for their own proposed use.

RATES

Non-domestic rates will be the responsibility of the tenant. All non-domestic rates enquiries should be directed to Cyngor Gwynedd's Non-domestic Rates Unit on 01766 771 000 or at trethiannomestig@gwynedd.llyw.cymru.

LEGAL COSTS

The successful applicant will be required to contribute £650 towards Cyngor Gwynedd's legal costs.

LANGUAGE POLICY

All written material, including signage, must be displayed in Welsh and English at the tenant's own cost.

OTHER CONDITIONS

Please refer to the main heads of terms overleaf that will be offered to the successful applicant. The applicant should satisfy themselves of the implications and consider undertaking appropriate professional advice.

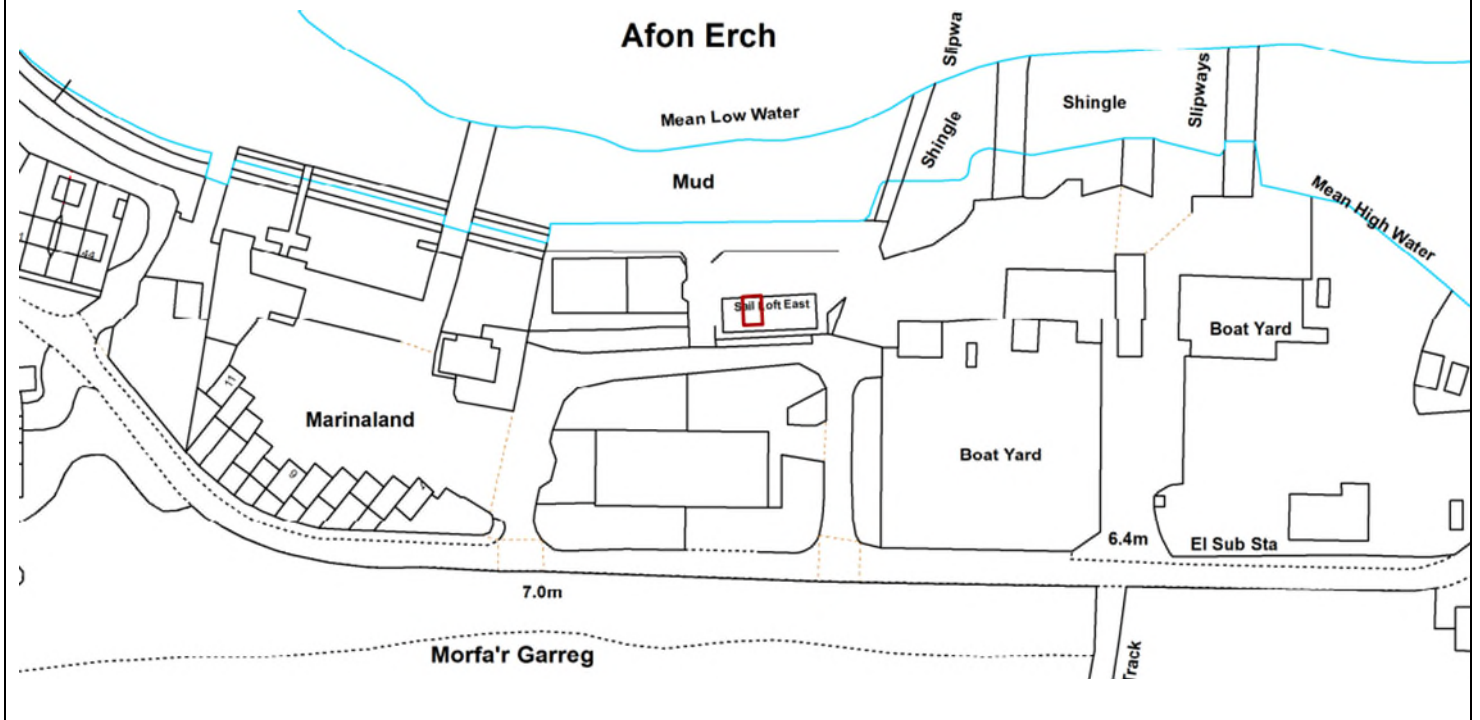
ENQUIRIES AND VIEWING

For enquiries and/or to arrange a viewing, please contact Gethin Jones at the Estates Unit on 01766 771 000 or at stadau@gwynedd.llyw.cymru.

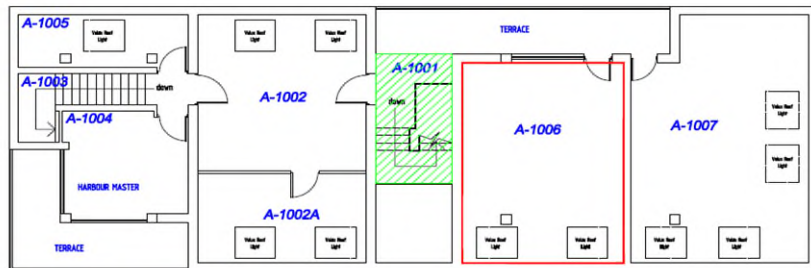
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Adran Tai ac Eiddo

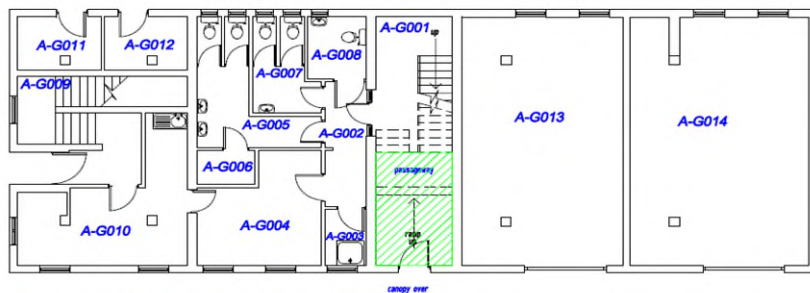
SITE PLAN



FLOOR PLAN



LLAWR CYNTAF / FIRST FLOOR



LLAWR GWAELOD / GROUND FLOOR

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HEADS OF TERMS

New Lease – Unit 3 (Room A-1006), Harbourmaster’s Office, Outer Harbour, Pwllheli

WITHOUT PREJUDICE & SUBJECT TO CONTRACT

Landlord	Cyngor Gwynedd of Swyddfeydd Y Cyngor, Stryd Y Jêl, Caernarfon, Gwynedd, LL55 1SH Contact: Gethin Jones (Estates Unit) T: 01286 679 285 E: GethinVaughanJones@gwynedd.llyw.cymru
Tenant	To be confirmed.
Landlord’s Solicitors	Cyngor Gwynedd Legal Services of Swyddfeydd Y Cyngor, Stryd Y Jêl, Caernarfon, Gwynedd, LL55 1SH E: TimGweinyddolCyfreithiol@gwynedd.llyw.cymru
Tenant’s Solicitors	To be confirmed.
Security of Tenure	This Lease shall be contracted out of the Landlord & Tenant Act 1954.
Premises	The premises identified as Unit 3 / Room A-1006 and edged red on the attached plans for identification purposes only and measuring approximately 31m ² .
Rent	£2,500 (Two Thousand Five Hundred Pounds) per annum.
Rent-free Period	A rent-free period shall apply for the first 3 (three) months of the Lease.
Rent Review	None during the Term.
Value Added Tax (VAT)	VAT is not applicable to the rent paid.
Term	3 (three) years.
Break Clause	The Tenant shall have the option to terminate the Lease on providing 3 (three) months written notice to the Landlord at any time after the first year.
Permitted Use	Office in connection with the Tenant’s business only. Other use would be considered subject to prior written approval from the Landlord and necessary planning consent.
Reserved Rights of Landlord	The Landlord shall reserve the right to access the Premises in accordance with its repairs and maintenance obligations.

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Rights Granted to Tenant	<p>The Tenant shall have the right of ingress and egress over, along and through the entrances, passages, landings and stairways hatched green on the Floor Plan.</p> <p>The Tenant shall have the right to use the existing public toilet facilities.</p>
Condition	The Premises is let in its current condition.
Alterations	The Tenant shall not make any alterations to the Premises without the prior written consent of the Landlord, which shall not be unreasonably withheld or delayed.
Decoration	The Tenant must decorate the Premises within the last six (6) months of the Term.
Signage	The Tenant may erect appropriate signage on the exterior of the Premises subject to compliance with Planning regulations and the Landlord's prior written consent of the wording and design. All signs displayed must be bilingual - Welsh and English and provided at the Tenant's own cost.
Repairs and Maintenance	<p>The Landlord shall keep the exterior of the Premises in repair, including the roadway leading to the Premises.</p> <p>The Tenant shall keep the interior of the Premises in good condition and repair at all times.</p>
Buildings Insurance	The Landlord shall insure the Premises for the full reinstatement value.
Public Liability Insurance	The Tenant shall hold Public Liability Insurance in respect of the Premises with a minimum cover of £10,000,000.00 (Ten Million Pounds).
Electricity, gas, water, rates and other running costs	The Tenant shall pay all running costs relating to the Premises, including any costs relating to electricity, gas, water, drainage and rates assessed.
Alienation	Assignment, subletting or parting of the whole or any part of the Premises is strictly prohibited.
Statutory Compliance	The Tenant shall ensure compliance with all laws, statutes, orders and regulations affecting the Premises.
Legal Costs	<p>The Tenant shall pay a contribution towards the Landlord's legal costs (estimated to be £650.00 (Six Hundred and Fifty Pounds) depending on the complexity of the case).</p> <p>The Tenant shall bear their own legal costs.</p>
Indemnity	The Tenant shall protect and indemnify the Landlord from any cause or claim in relation to any harm, damage or loss to any person or persons in relation to the Premises.
Other Terms	All other terms and conditions common in leases of this nature.

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